

17-68

337

QUITCLAIM DEED

Corrective

KNOW ALL MEN BY THESE PRESENTS.

Deed

THAT I, CYNTHIA WHITMORE of Chesapeake, State of Virginia.

005189

for consideration paid, grant to:

LEO J. BINETTE and KATHLEEN T. BINETTE of Waterville, County of Kennebec and State of Maine, whose mailing address is 448 West River Road, Waterville, ME 04901

as joint tenants and not tenants in common, their heirs and assigns,

NO TRANSFER
TAX PAID

with QUITCLAIM COVENANTS.

A certain lot or parcel of land situate in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at an iron pin situated along the easterly bound of the West River Road, also known as the Sidney Road, which iron pin marks the Northwesterly corner of a certain lot or parcel of property as described in a deed to J. K. Soule recorded in the Kennebec County Registry of Deeds in Book 411 Page 32; thence south 65 degr. 3' 2" East for a distance of 573.77 feet to an iron pin set; thence south 49 degr. 50' 06" West for a distance of 290.57 feet to an iron pin set; thence north 65 degree 03' 02" west for a distance of 573.77 feet to an iron pin and the easterly bound of the West River Road; thence North 49 degr. 50' 06" east for a distance of 290.57 feet to an iron pin and the point of beginning.

Excepting therefrom a certain right of way which currently exists along the northerly bound of the above described parcel of property for purposes of ingress and egress to property situated directly to the east of the above described parcel of property which parcel of property was conveyed to Cynthia Whitmore by Quitclaim Deed of the City of Waterville dated December 18, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2183 Page 208 and also by deed of Sunset Home of Waterville dated June 17, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2586 Page 20.

Excepting therefrom a certain lot or parcel of property described as follows, to wit:

Beginning at an iron pin located along the easterly bound of the West River Road which iron pin marks the southwesterly corner of the parcel above described; thence N 49 degree 50' 06" E along the easterly bound of the West River Road for a distance of 20 feet; thence in an easterly direction to a point 100 feet from the iron pin above described (marking the point of beginning) along the south bound of the lot above described; thence N 65 degr 03' 02" W for a distance of 100 feet to the point of beginning.

Being a triangular parcel of property which is a portion of that parcel conveyed to Cynthia Whitmore by Quitclaim deed of the Sunset Home dated June 17, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2586 Page 20.

Being the same premises described in a warranty deed from Calvary Temple, Inc. to Leo J. Binette and Kathleen T. Binette dated September 8, 1983 and recorded September 12, 1983 in Kennebec Registry of Deeds book 2607 Page 299.

The purpose of this conveyance is to cure any defect of title which might inadvertently have been created because of the ORDER OF RECORDING IN THE KENNEBEC REGISTRY OF DEEDS of:

(1) the warranty deed dated June 17, from Cynthia

Whitmore to Calvary Temple, Inc. recorded August 3, 1983 in Kennebec Registry of Deeds Book 2593 Page 196 and (2) the Quitclaim Deed dated June 17, 1983 from Calvary Temple, Inc. to Cynthia Whitmore recorded August 3, 1983 in said Registry Book 2593 Page 199. (The description in the deed from Calvary Temple, Inc. to Cynthia Whitmore in Book 2593 Page 199 erroneously, but would necessarily have included at least a PORTION of the parcel intended to be conveyed to Leo J. and Kathleen T. Binette in Book 2607 Page 299 as described above.)

WITNESS my hand and seal this 12 day of February, 1993.

SIGNED, SEALED and DELIVERED
In Presence of:

Maria O Ross ✓ Cynthia Whitmore ✓
Witness CYNTHIA WHITMORE

STATE OF VIRGINIA, Chesapeake ss. February 12, 1993
049 42 5979

Then personally appeared the above named CYNTHIA WHITMORE and acknowledged the foregoing Instrument to be her free act and deed.

Before me,

Teresa Strawderman
(Teresa Strawderman)
(Print Name)
Notary Public



My Commission Expires October 31, 1993
Not 12 1993

RECEIVED KENNEBEC SS.

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ATTEST: Theresa Strawderman
REGISTER OF DEEDS